

GLENN COUNTY

Planning & Community Development Services Agency

P.O. Box 1070 / 777 N. Colusa Street
Willows, CA 95988
530.934.6540 Fax 530.934.6533
www.countyofglenn.net



Donald Rust, Director

Judith Hobbs
6124 County Road 17
Orland, CA 95963

RE: Site Plan Review 2018-026, Hobbs
Approval Notice APN: 045-250-005

November 30, 2018

To whom it may concern,

On November 5, 2018, the Glenn County Planning & Community Development Service Agency received your application for a Site Plan Review. This project is in the "AE-20" (General Agriculture Zone) zoning district and is an allowed use with an approved Site Plan Review.

On November 30, 2018, the Glenn County Planning & Community Development Services Agency approved the Site Plan Review. Included with the Staff Report is a copy of the Conditions of Approval. Please sign the Conditions of Approval where indicated and email or send to Glenn County Planning & Community Development Services Agency, 777 North Colusa Street, Willows, CA 95988.

Please note that this is not a building permit. For information on acquiring a building permit, contact the Glenn County Building Inspection Division at (530) 934-6546.

Sincerely,

John Lanier
Assistant Planner
jlanier@countyofglenn.net

CONDITIONS OF APPROVAL

Site Plan Review 2018-026

APN: 045-250-005

Construct a pre-engineered metal building with dimensions of 36-foot by 40-foot (1,440 square feet) with an approximate height of 13 feet. The building is proposed to be used for agricultural equipment storage.

1. That the area of operation shall be confined to those areas as shown on the site plan being identified as Exhibit "A" as submitted and on file at the Glenn County Planning & Community Development Services Agency.

Acknowledgment:

I hereby declare that I have read the foregoing conditions that they are in fact the conditions that were imposed upon the granting of this permit, and that I agree to abide fully by said conditions. Additionally, I have read the staff report and I am aware of codified county, state, and/or federal standards and regulation that shall be met with the granting of this permit.

Signed: _____

Date: _____

Judith Hobbs

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Donald Rust, Director

STAFF REPORT

DATE: November 30, 2018

TO: Donald Rust, Director

FROM: John Lanier, Assistant Planner

RE: **Site Plan Review 2018-026, Hobbs**
"AE-20" Zoning District

Attachments:

1. Conditions of Approval
 2. Agency Comments
 3. Request for Review and Application
 4. Assessor Parcel Map
 5. Site Plan
-

1 PROJECT SUMMARY

The Landowner has applied to construct an agricultural storage building to support ongoing agricultural operations with overall dimensions of 36 feet by 40 feet with a peak height of approximately 13 feet. The parcel is zoned “AE-20” Exclusive Agricultural Zone (17-acre minimum parcel size) and is designated “General Agriculture” in the Glenn County General Plan. The project site is located north of County Road 17, east of County Road E, south of County Road 15, and west of County Road H.

1.1 RECOMMENDATIONS

Staff recommends that the Director find that this project qualifies as a statutory exemption within section 15268 of the California Environmental Quality Act.

Staff also recommends that the Director approve the Site Plan Review with the Findings as presented in the Staff Report and the Conditions of Approval as attached.

2 ANALYSIS

The proposed project is consistent with the land use in this area. This portion of Glenn County is an agricultural area and the proposed project is a permitted use. A Site Plan Review is required prior to construction to ensure compliance with all the requirements of the Glenn County Code.

2.1 ENVIRONMENTAL DETERMINATION

This project as proposed is not anticipated to introduce potentially significant impacts to the environment.

Site plan reviews are statutorily exempt pursuant to Section 15268, “*Ministerial Projects*”, of the Guidelines of the California Environmental Quality Act (CEQA). Article 18 (Statutory Exemptions), §15268(a) & (c) (Ministerial Projects).

Site plan reviews, outlined in Section 15.130 of the Glenn County Code, are deemed as a ministerial project within Glenn County Title 15, Unified Development Code (Title 15, Division 2, Part 1).

2.2 GENERAL PLAN AND ZONING CONSISTENCY

The site is designated “Intensive Agriculture” in the Glenn County General Plan and is zoned “AE-20” (Exclusive Agricultural Zone (17-acre minimum parcel size). The project is to construct a steel building for agricultural storage in an area of existing agricultural uses and is a permitted use in the “AE-20” zone (Glenn County Code Chapter 15.330.030).

Permitted Uses (Glenn County Code §15.330.030):

The proposed structure is a 36 foot by 40 foot building and is a permitted use under Glenn County Code §15.330.030.K. The structure is related to the agricultural use of the property and is permitted provided that the performance standards in Glenn County Code Division 4, Part 1 are met.

Purpose (Glenn County Code §15.330.010):

The exclusive agricultural zoning classification is established to preserve the maximum amount of the limited supply of agricultural land which is necessary in the conservation of the County's economic resources and vital for a healthy agricultural economy of the County, to eliminate the encroachment of land uses which are incompatible with the agricultural use of land, to prevent the unnecessary conversion of agricultural land to urban uses and to provide areas for both intensive and extensive agricultural activities. The proposal of the agricultural storage building is consistent with surrounding land use because the area consists of agricultural uses and existing agricultural related structures. The proposal will not adversely affect surrounding uses in the area and will not adversely affect the General Plan.

2.2.1 “AE” Exclusive Agricultural Zone (Glenn County Code Chapter 15.330):

Site Area (Glenn County Code §15.330.020):

The minimum parcel size for the “AE-20” zone is 17-acres. The parcel is 4.87± acres. While the parcel does not meet the minimum parcel size, it is adequate in size and shape to accommodate the proposed project.

Maximum Building Height (Glenn County Code §15.330.060)

The proposed storage building has a peak height of approximately 13 feet; therefore it will not exceed the maximum height of 50 feet.

Minimum Yard Requirements (Glenn County Code §15.330.080):

The proposed structure has setbacks greater than 30 ft. for the front, sides and rear; therefore, meets the minimum yard requirements for agricultural zoning.

2.3 GENERAL PROVISIONS

Flood Zone Designation:

Flood Zone “X” according to Flood Insurance Rate Map (FIRM) No. 06021C0400D, dated August 5, 2010 issued by the Federal Emergency Management Agency (FEMA). Flood Zone “X” (unshaded) consists of areas of minimal risk outside the 1-percent and 0.2-percent annual chance floodplains. No base flood elevations or base flood depths are shown within this zone..

Code Violations:

No violations exist on the property, therefore the proposed building and Site Plan Review are compliant with Glenn County Code §15.130.050.F.

Fire Protection Regulations:

This project lies within the Orland Rural Fire Protection District. The fire district was provided the application information regarding the proposal and provided no comments.

Environmental Health:

The Glenn County Environmental Health Department was provided the application information and provided the following comments:

1. *The proposed project parcel has existing onsite wastewater treatment system, replacement area and water well.*
2. *The proposed Ag Storage/Shop Building is not approved for any sewage or gray water discharge.*
3. *The proposed Ag Storage/Shop Building shall not affect the onsite wastewater treatment system, replacement area or water well in any way.*

Public Works:

The Glenn County Public Works Department was provided the application information regarding the proposal and provided no comments.

3 NOTICE TO APPLICANT/AGENT

This site plan review is not a building permit. It is the applicant's responsibility to secure the necessary permits in all affected federal, state, and local agencies and submit copies of such permits to the Planning & Public Works Agency.

If upon approval of this site plan review any problem, nuisance, or health hazard arises from the operation allowed by this review, the director shall determine the need to revise or modify the use or require additional conditions of approval.

In addition to the staff report and conditions of approval, the applicant's and his/her technical or project management representative's attention is directed to the attached memoranda from agencies reflecting their comments on reviewing the application. The items noted are a guide to assist in meeting the requirements of applicable government codes. The memoranda may also note any unusual circumstances that need special attention. The items listed are a guide and not intended to be a comprehensive summary of all codified requirements or site-specific requirements.

3.1 PERMIT ISSUANCE AND APPEAL PERIOD (GLENN COUNTY CODE §15.130.060)

Site plan review permits shall be effective upon issuance, unless within ten (10) calendar days of a decision by the Director, the decision is appealed as provided for in Section 15.050.010. In case an appeal is filed, the site plan review permit shall not have any force or effect until a decision is made by the Approving Authority on said appeal.

Site plan review permits shall not have any force or effect until the permittee acknowledges receipt thereof and has agreed in writing to each and every term and condition thereof.

4 FINDINGS

In accordance with Glenn County Code, Section 15.130.050, the Planning Division hereby makes the following findings in approval (or conditional approval) of SPR 2018-026.

Finding 1

The proposed use is a permitted and allowed use in the zoning district.

Finding 2

The site for the project is adequate in size, shape, location, and physical characteristics to accommodate the proposed project.

Finding 3

There are adequate public or private services, including but not limited to fire protection, water supply, sewage disposal, and storm drainage.

Finding 4

The project is in conformance with the applicable provisions and policies of Title 15 of the Glenn County Code and the Glenn County General Plan.

Finding 5

The county roads are reasonably adequate to safely accommodate the proposed project.

Finding 6

After searching county records, no violation of the Glenn County Code currently exists on the property.

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Donald Rust, Director

REQUEST FOR REVIEW

COUNTY DEPARTMENTS/DISTRICTS

- ☒ Glenn County Agricultural Commissioner
- ☒ Glenn County Air Pollution Control District/CUPA
- ☒ Glenn County Assessor
- ☒ Glenn County Building Inspector
- ☒ Glenn County Engineering & Surveying Division
- ☒ Glenn County Environmental Health Department
- ☒ Glenn County Sheriff's Department
- ☐ Glenn County Board of Supervisors
- ☐ Glenn County Counsel
- ☐ Glenn County Planning Commission
- ☐ Glenn LAFCO

FEDERAL AGENCIES

- ☐ U.S. Army Corps of Engineers
- ☐ U.S. Fish and Wildlife Service
- ☐ U.S. Department of Agriculture
- ☐ U.S. Bureau of Reclamation - Willows

OTHER

- ☐ AT&T
- ☐ California Water Service Co. (Chico)
- ☐ California Association of RC&D
- ☐ City of Willows
- ☐ Comcast Cable (Chico Office)
- ☐ Community Services District:
- ☐ Drainage District:
- ☐ Enterprise Rancheria of Maidu Indians
- ☒ Fire Protection District: Orland Rural
- ☐ Glenn County Resource Conservation District
- ☐ Grindstone Rancheria of Wintun-Wailaki

STATE AGENCIES

- ☐ Central Valley Flood Protection Board
- ☒ Central Valley Regional Water Quality Control Board (RWQCB)
- ☐ CHP – Willows Office (GPA's, ZC's, and TSM's)
- ☐ Department of Alcoholic Beverage Control (ABC)
- ☐ Department of Conservation, Division of Land Resource Protection
- ☐ Department of Conservation, Office of Mine Reclamation (OMR)
- ☐ Department of Conservation, Division of Oil, Gas, and Geothermal Resources
- ☐ Department of Fish and Wildlife
- ☐ Department of Food and Agriculture
- ☐ Department of Forestry and Fire Protection (Cal Fire)
- ☐ Department of Housing and Community Development (HCD)
- ☐ Department of Public Health
- ☐ Department of Toxic Substances Control (DTSC)
- ☐ Department of Transportation (Caltrans)
- ☐ Department of Water Resources (DWR)
- ☐ Office of the State Fire Marshall
- ☐ Public Utilities Commission

- ☐ Northeast Center of the California Historical Resources Information System
- ☒ Pacific Gas and Electric Company (PG&E)
- ☐ Paskenta Band of Nomlaki Indians
- ☐ Railroad:
- ☐ Reclamation District:
- ☒ School District: Orland
- ☐ Special District:
- ☐ Tehama-Colusa Canal Authority
- ☐ UC Cooperative Extension Office
- ☐ Water/Irrigation District:

DATE: November 14, 2018

PROJECT: **Site Plan Review 2018-025, Hobbs,
Agriculture Storage/Shop**

PLANNER: John Lanier, Assistant Planner

APN: 045-250-005

GLENN COUNTY

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Willows, CA 95988
530.934.6540 Fax 530.934.6533
www.countyofglenn.net



Donald Rust, Director

REQUEST FOR REVIEW

DATE: November 14, 2018

PROJECT: **Site Plan Review 2018-026, Hobbs**

PLANNER: John Lanier, Assistant Planner

APPLICANT/
LANDOWNER Judith Hobbs
6124 County Road 17
Orland, CA 95963
Business: (209) 456-0288
Home: (209) 678-0086
Fax: (209) 249-5350
judithkristin@yahoo.com

PROPOSAL: **Site Plan Review 2018-026, Hobbs, Agricultural Storage/Shop**

The landowner has applied to construct an agricultural storage and shop building to support ongoing agricultural operations with overall dimensions of 36 feet by 40 feet with a peak height of approximately 13 feet.

LOCATION: The project site is located at the corner of County Road 17 and County Road E, on the north side of County Road 17, east of County Road E, approximately 1 ¼ miles west of County Road H, and approximately ½ mile south of County Road 15, in the unincorporated area of Glenn County, California.

APN: 045-250-005 (4.87± acres)

ZONING: “AE-20” (Exclusive Agricultural Zone, 17-acre minimum parcel size)

GENERAL PLAN: “General Agriculture”

FLOOD ZONE: Flood Zone “X” according to Flood Insurance Rate Map (FIRM) No. 06021C0400D, dated August 5, 2010 issued by the Federal Emergency Management Agency (FEMA). Flood Zone “X” (unshaded) consists of areas of minimal risk outside the 1-percent and 0.2-percent annual chance floodplains. No base flood elevations or base flood depths are shown within this zone.

The Glenn County Planning Division is requesting comments on this proposal for determination of completeness, potential constraints, and/or proposed conditions of approval. If comments are not received by **Thursday, November 29, 2018**, it is assumed that there are no specific comments to be included in the analysis of the project. Comments submitted by e-mail are acceptable. Thank you for considering this matter.

AGENCY COMMENTS:

Please consider the following:

1. Is the information in the application complete enough to analyze impacts and conclude review?
2. Comments may include project-specific code requirements unique to the project. Cite code section and document (i.e. General Plan, Subdivision Map Act, etc.).
3. What are the recommended Conditions of Approval for this project and justification for each Condition? When should each Condition be accomplished (i.e. prior to any construction at the site, prior to recording the parcel map, filing the Final Map, or issuance of a Certificate of Occupancy, etc.)?

SPR _____

GLENN COUNTY
PLANNING AND COMMUNITY
DEVELOPMENT SERVICES AGENCY
777 North Colusa Street
WILLOWS, CA 95988
(530) 934-6540
FAX (530) 934-6533
Planning@countyofglenn.net

APPLICATION FOR SITE PLAN REVIEW (AGRICULTURAL)

NOTE: FAILURE TO ANSWER APPLICABLE QUESTIONS AND REQUIRED ATTACHMENTS COULD DELAY THE PROCESSING OF YOUR APPLICATION.

1. Applicant(s):

Name: Judith Hobbs

Address: 6124 County Rd 17

Phone: (Business) 209 456 0288 (Home) 209 678 0086

Fax: 209 249 5350 E-mail: judithkristin@yahoo.com

2. Property Owner(s):

Name: Judith Hobbs

Address: 6124 County Rd 17

Phone: (Business) 209 456 0288 (Home) 209 678 - 0086

Fax: 209 249 5350 E-mail: judithkristin@yahoo.com

3. Engineer/Person who Prepared Site Plan (if applicable):

Name: _____

Mailing Address: _____

Phone: (Business) _____ (Home) _____

Fax: _____ E-mail: _____

4. Name and address of property owner's duly authorized agent (if applicable) who is to be furnished with notice of hearing (Section 65091 California Government Code).

Name: _____

Mailing Address: _____

5. Request or Proposal: _____

6. Address and Location of Project: 6124 County Rd 17, Orland, Ca

7. Current Assessor's Parcel Number(s): 045-250-005-000 95963

8. Existing Zoning: Ag. - AE20

9. Existing Use of Property: Ag.

10. Provide any additional information that may be helpful in evaluating your proposal:

(shop barn) new structure will be greater
than 30' from all property lines.
The new structure will replace old
structure.

11. Provide the following building information:

Height of structure: 13'

Dimensions Including Overhangs: 36' x 40', _____ ft²

Proposed Use: equipment storage

DECLARATION UNDER PENALTY OF PERJURY

(Must be signed by Applicant(s) and Property Owner(s))
(Additional sheets may be necessary)

The Applicant(s) and/or Property Owner(s), by signing this application, shall be deemed to have agreed to defend, indemnify, release and hold harmless the County, its agents, officers, attorneys, employees, boards and commissions from any claim, action or proceeding brought against the foregoing individuals or entities, the purpose of which is to attack, set aside, void or null the approval of this development entitlement or approval or certification of the environmental document which accompanies it, or to obtain damages relating to such action(s). This indemnification agreement shall include, but not be limited to, damages, costs expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of the entitlement whether or not there is concurrent passive or active negligence on the part of the County.

Applicant(s):

Signed: _____

Print: _____

Date: _____

Address: _____

I am (We are) the owner(s) of property involved in this application and I (We) have completed this application and all other documents required.

I am (We are) the owner(s) of the property involved in this application and I (We) acknowledge the preparation and submission of this application.

I (We) declare under penalty of perjury that the foregoing is true and correct.

Property Owner(s):

Signed: _____

Print: _____

Date: _____

Address: _____

CLOS ENCLOSED

2016-1937

Recorded at the request of:
TIMIOS TITLE COMPANY

05/10/2016 10:06 AM
Fee: \$154.50 Pgs: 2

OFFICIAL RECORDS
Sheryl Thur, Clerk-Recorder
Glenn County, CA

Prepared By:
Timios Title, A California Corporation
250 W. Sycamore St.
Willows, CA 95988
No: 129465

**After Recording Return And
Mail Tax Statements To:**
TOMMY HOBBS
JUDITH HOBBS
6124 COUNTY ROAD 17
ORLAND, CA 95963

SPACE ABOVE THIS LINE FOR RECORDER'S USE A.P.N. NO. 045-250-005-0

GRANT DEED

The undersigned grantor(s) declare(s):

City transfer tax is \$ _____

County Transfer Tax is \$137.50

Monument preservation fee is \$ _____

(X) computed on full value of property conveyed, or

() computed on full value less value of liens and encumbrances remaining at time of sale.

(X) Unincorporated area: () City of ORLAND, and

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
FRANK E. LISTER, A SINGLE MAN
hereby GRANTS to

TOMMY HOBBS and JUDITH HOBBS, HUSBAND AND WIFE AS JOINT TENANTS

the following described real property in the unincorporated area, County of GLENN, State of California:

THE SOUTH ONE-HALF OF THE SOUTHWEST QUARTER OF LOT 9 OF THE ORLAND LAND
COMPANY'S MURDOCK SUBDIVISION, ACCORDING TO THE OFFICIAL MAP THEREOF FILED IN
THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF GLENN, STATE OF CALIFORNIA
IN BOOK 4 OF MAPS AND SURVEYS, AT PAGE 6.

More commonly known as: 6124/6130 COUNTY ROAD 17, ORLAND, CA 95963

DocID: 719

2016-1937 1 of 2



4/27/2016

Frank E. Lister

FRANK E. LISTER

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA
County of GLENN

On April 28th, 20 16, before me, Olga Valeroso, a notary public, personally appeared, FRANK E. LISTER, who proved to me on the basis of satisfactory evidence to be the person ☒ whose name ☒ is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature ☒ on the instrument the person ☒, or the entity upon behalf of which the person ☒ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

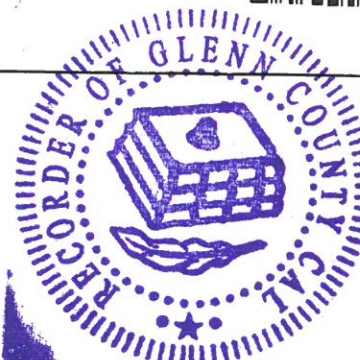
Olga Valeroso
Signature of Notary Public



(Notary Seal)

DocID: 719

2016-1937 2 of 2



Date: 11/08/2018

This is to certify that if bearing the purple seal of this office, this is a true copy of the document filed with the Glenn County Recorder's Office.

CHARLES M. MERIAM
Glenn County Clerk-Recorder

By: Wray Long Deputy



Assessor's Map Bk. 45 - Pg. 25
County of Glenn, Calif.

1974

